16 Terrace Road
Aberystwyth, Ceredigion SY23 1NP
Tel/Ffon: 01970 626160
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## 36a Queen Street,
## Aberystwyth Ceredigion SY23 1PU

**Guide price £215,000**

A great investment opportunity just off the town centre, a terraced 3 bedroomed 3 story property with integral garage and small rear courtyard.

# 36a Queen Street, Aberystwyth, Ceredigion, SY23 1PU

## For Sale by Private Treaty

A great investment opportunity just off the town centre, a terraced 3 bedroomed 3 story property with integral garage and small rear courtyard.

36a has been under the same ownership since 1956 and is in need of refurbishment but has superb potential! Seldom do properties on Queen Street provide off street parking/a garage. A prime opportunity for an investor/trades person as a do'er upper and also a very good spot for the rental market.

The property is within walking distance of all amenities on offer in this popular university and coastal town. It is also convenient to some major employers such as the Bronglais Hospital.

## Tenure
Freehold

## Council Tax
Band C

## Services
Mains services are connected. Please refer to Ofcom for Internet speed and Mobile Signal by using the following link; www.checker.ofcom.org.uk

## Viewing
Strictly by appointment with the sole selling agents; Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. 01970 626160 or sales@aledellis.com

## Money Laundering Regulations
Successful parties will be required to provide sufficient up to date identification to verify your identity in compliance with the Money Laundering Regulations. For example: - Passport/ Photographic Driving licence and a current utility bill.

## Land Transaction Tax
The purchase of this property may be subject to Land Transaction Tax (LTT), with the amount payable depending on the purchase price and the buyer's circumstances. For an estimate, please use the Welsh Revenue Authority Land Transaction Tax calculator at https://www.gov.wales/land-transaction-tax-calculator and/or seek advice from your solicitor or financial adviser.

36a Queen Street provides for the following accommodation. All room dimensions are approximate. All images have been taken with a digital camera.

## Front Entrance Door into

## Reception Hallway




With stairs to first floor accommodation, night storage heater and door through to workshop/garage.

## First Floor Accommodation

## Landing
With stairs to second floor accommodation, under stairs storage room and doors through to

## Front Lounge



A spacious living area with single glazed window, night storage heater and fireplace with wooden mantle surround and tiled backing. This room could also be utilised as a first floor bedroom.

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## Living Room



A more cosy living area also through room into

## Kitchen Diner



Comprising a kitchen with a range of units, appliances spaces, single drainer sink and cooker point with extractor fan. Night storage heater, single glazed windows to the side and UPVC double glazed V shaped windows to the rear.



## Second Floor Accommodation

## Half Landing

## Bedroom 3



A comfortable sized bedroom with UPVC V shaped window, night storage heater and internal window feature to bedroom 2.

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## Bathroom



Comprising enamel bath, WC, wash hand basin and obscured UPVC double glazed windows to the side.

## From Half Landing

## Stairs up to

## Bedroom 2



With sunlight velux window, airing cupboard and internal feature window.

## Main Bedroom 1



A commodious bedroom with double fronted single glazed sash windows and night storage heater.

## Ground Floor

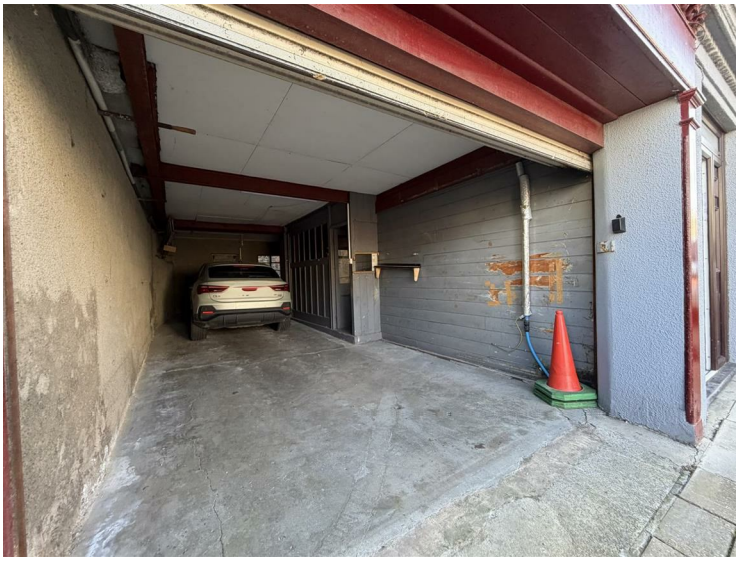
## Workshop/Storage Room



With shelving units and single glazed window to rear. Internal door through to

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## Garage



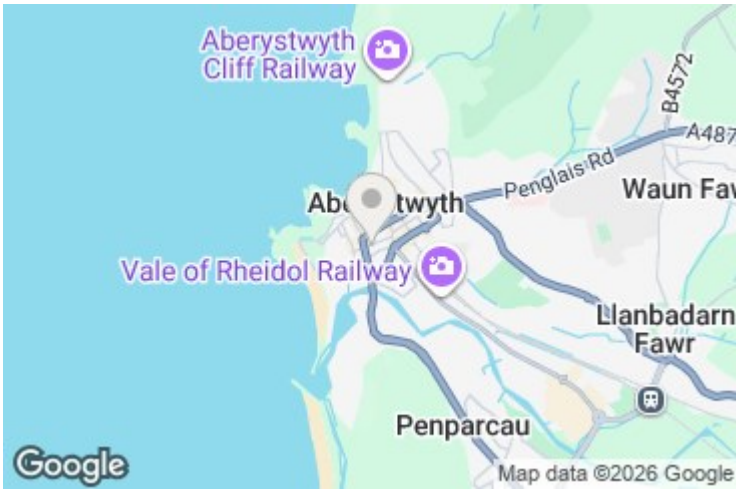
Tandem garage with a metal roller door, single-glazed rear window, and door opening onto the rear courtyard.

## Externally

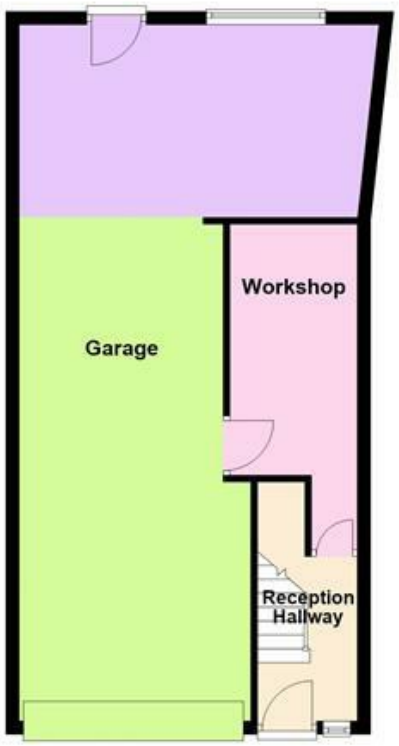
There is a small courtyard with an outside WC.

## Directions

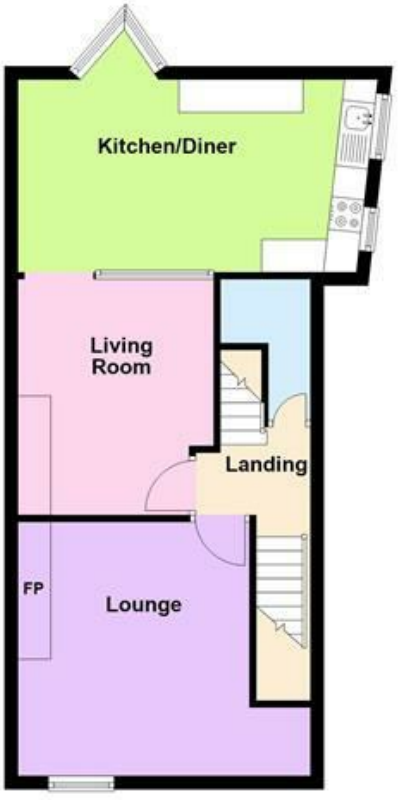
On foot from the office, turn right immediately onto Cambrian Place up to Chalybeate Street and Queen Street is ahead of you on the corner of the Cocktail Bar and No.36a is on your left hand side at the top of the street.



## Ground Floor




## First Floor




## Second Floor




Total area: approx. 159.6 sq. metres (1718.0 sq. feet)

The Floor Plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, room sizes and any other item are approximate and no responsibility is taken for any error, omission or misstatement.
Plan produced using PlanUp.

**36A Queen Street, Aberystwyth**

